

LUNENBURG BOARD OF HEALTH
MEETING MINUTES
June 4, 2012

The Board of Health met at 7:00 pm at the Ritter Memorial Building

Present: George Emond, Dave Shea, Perry Jewell and Dave Passios

MINUTES APPROVED:

April 23, 2012

TITLE 5 INSPECTION REPORTS ACKNOWLEDGED:

361 Mulpus Road
943 Flat Hill Road
39 Maple Parkway
449 Lancaster Avenue
356 Mulpus Road
7 Ruth Street
697 Flat Hill Road
943 Flat Hill Road
31 Longwood Road
191 Elmwood Road

SEPTIC PERMITS SIGNED:

424 Page Street
53 Eastern Avenue
Goodrich Street, Lot 3
Goodrich Street, Lot 1
384 Townsend Harbor Road
424 Page Street
11 Rangeley Road

457 MASSACHUSETTS AVENUE

Mr. Ramondelli, owner of the property, together with Mr. Karapatsas, the prospective buyer of the property met with the board to discuss the replacement of the septic system. Also present was Gary Sheppard of Ross Associates and Bob Proctor.

This property is the former Showroom Sammy's, a used car dealership. The property is small with a 783 square foot building containing office space, a bay area for light cleaning of cars and an employee restroom. Mr. Karapatsas stated that what he would like to do is convert the

building into a drive-thru donut/coffee shop (no donuts will be prepared on site). There will be no customer seating or public use of the bathroom.

The current septic permit indicated that the system was installed for service station and, at some period in the past there was a Cumberland Farms retail store on this site. The coffee/Donut shop would be required to have a food service permit. CMR10.315 (Title 5) requires a sewage disposal system be designed to handle 1,000 gallon/day. However, provisions do exist for smaller systems with proof (water meter readings from similar use establishments) for granting a variance to this requirement. Mr. Karapatsas did not have plans of his proposal for the board to review.

Chairman Emond stated that he has spoken with DEP who advised that if Mr. Karapatsas provided the Board with the water usage from **similar establishments**, the board would be able to grant a variance as to the size of the system as noted above. Further, that Mr. Karapatsas has to provide the board with a business plan and use of the property before they can entertain a variance.

Provided that these conditions are met, the Board stated that they would be willing to work with the owner to install an adequate system.

Mr. Sheppard asked if this could be viewed as a repair of the current system. Chairman Emond stated that it could not be viewed as a repair because of the change of use and that the current system does not fully comply with current Title V requirements.

Time was requested at the next Board of Health meeting to continue the discussion.

605 MULPUS ROAD

Owner Marion Brandt met with the Board to request an extension of time for the required repairs on the rental property. Ms. Brandt stated that she and the tenant had reached an agreement and the tenant would be vacating the property by June 15th. Ms. Brandt stated that it would be difficult to complete the repairs with the tenant still in residence.

On motion by Jewell and second by Shea, the board voted to grant an extension on the time to repair until the tenant has vacated. The property cannot be re-occupied until the deficiencies have been corrected. All in favor.

11 SPRING STREET

The Board issued a permit for a new well in 2003 as part of a replacement septic system. The permit required variances from local well regulations and a local upgrade approval from Title 5. However, at that time, the Board allowed the continued use of the existing well after testing showed it was safe for human consumption and the new well was not installed.

The new owner, Scott Patterson, would like to install the proposed well and, given the amount of time since the original permit was issued, this is before the board to affirm the original permit including the variances.

On motion by Passios and second by Jewell, variances granted. All in favor.

KERRY SPEIDEL

Town Administrator, Kerry Speidel, met with the Board to discuss funding for the department for the upcoming fiscal year. Ms. Speidel stated that due to the concerns of the board, the administrative position would not be a shared position but would continue to be a standalone department. Hours for the administrative assistant would be cut from 30 hours per week to 26 hours per week. Ms. Speidel advised that this was accomplished by reducing a position in the IT department.

The Board thanked Ms. Speidel for her consideration and exhausting work.

11 RANGELEY ROAD

Steve Marsden and Bob Proctor met with the Board on behalf of the owner. This system is in failure. The site has significant challenges to installing a fully compliant system. There is an elevated water table as well as a lack of 4 feet of pervious soil. The system, as proposed, is in the best location on the site but requires variances for groundwater offset and sieve analysis. In addition, the fill needed for the system crosses the property line onto the shoulder of the road, or Town property.

Permission from the Town as well as a vote at Town meeting is required for an easement for the fill.

On motion by Jewell and second by Shea, the variances were approved. All in favor.

ELECTION OF OFFICERS

The Board of Health voted unanimously to appoint George Emond as Chairman, Perry Jewell as Vice-Chairman and David Shea as Secretary of the Board.

SHADY POINT BEACH AND CAMP

The Board reviewed and unanimously approved the annual request for the use of portable facilities at Shady Point Campground.

Meeting adjourned 8:15 pm